

SHERIFF'S SALE - COST SHEET

UNITED PENN BANK

VS. HOWARD & LORRAINE BEACH

AL. 37 of 1987 E.D.

DATE OF SALE: October 8, 1987

SHERIFF'S COST OF SALE:

Docket & Levy	\$ 14.00
Service	91.00
Mailing	24.40
Advertising, Sale Bills & Newspapers	9.00
Posting Handbills	14.00
Mileage	35.00
Crying/Adjourn of Sale	7.00
Sheriff's Deed	10.00
Distribution	9.00
Other	
TOTAL	\$ 213.40

Press-Enterprise, Inc.	\$ 196.40
Henrie Printing	37.25
Solicitor's Services	30.00
TOTAL	\$ 263.65

PROTHONOTARY: Liens List	\$ 20.00
Deed Notarization	5.00
Other	
TOTAL	\$ 25.00

RECORDER OF DEEDS: Copywork	\$
Deed	13.50
Other <u>SEARCH</u>	5.00
TOTAL	\$ 18.50

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 19 <u>87</u>	\$ 143.96
School Taxes, District <u>BERWICK</u> , 19 <u>87</u>	262.16
Delinquent Taxes, 19 <u>84</u> , 19 <u>85</u> , 19 <u>86</u> (Total Amts.)	1198.69
TOTAL	\$ 1604.81

MUNICIPAL RENTS:

Sewer - Municipality <u>BERWICK</u> , 19 <u>87</u>	\$ 446.39
Water - Municipality <u>BERWICK</u> , 19 <u>87</u>	
TOTAL	\$ 446.39

SURCHARGE FEE: (State Treasurer)

\$ 24.00

MISCELLANEOUS: LIEN CERTIFICATE (TAX CLAIM BUREAU)

\$ 5.00

TOTAL \$ 5.00

TOTAL COSTS \$ 2,600.75

SHERIFF'S SALE

Distribution Sheet

UNITED PENN BANK VS. HOWARD & LORRAINE BEACH

NO. 414 of 1987 JD
 NO. 37 of 1987 ED

DATE OF SALE: October 8, 1987

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) October 8, 1987 and (time) 10:00 A.M., of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to UNITED PENN BANK for the price or sum of TWO THOUSAND SIX HUNDRED AND 75/100 INCLUDING \$52.02 poundage Dollars. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	2600.75		
Poundage		52.02		
Transfer Taxes		N/A		
Total Needed to Purchase			\$	2652.77
Amount Paid Down				500.00
Balance Needed to Purchase				2152.77 paid 10/8/87

EXPENSES:

Columbia County Sheriff - Costs.....	\$	213.40		
Poundage		52.02		\$ 265.42
Newspaper				196.40
Printing				37.25
Solicitor				30.00
Columbia County Prothonotary				25.00
Columbia County Recorder of Deeds -				18.50
		Deed copy work		
		Realty transfer taxes		
		State stamps		
Tax Collector (BERWICK, BORO & COUNTY, SCHOOL)				406.12
Columbia County Tax Assessment Office.....				
State Treasurer				24.00
Other: DELINQUENT TAXES (84, 85, 86)				1198.69
TAX CLAIM BUREAU (LIEN CERTIFICATE)				5.00
SEWER-BERWICK MUNICIPALITY				446.39
TOTAL EXPENSES:			\$	2652.77

Total Needed to Purchase	\$	2652.77
Less Expenses		
Net to First Lien Holder		
Plus Deposit		500.00
Total to First Lien Holder	\$	

Sheriff's Office, Bloomsburg, Pa. }

So answers

John R. Miller

Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

November 6, 1987

UNITED PENN BANK VS. HOWARD & LORRAINE BEACH

No. 414 of 1987 J.D.
No. 37 of 1987 E.D.


Jonathan A. Spohrer
700 United Penn Bank Bldg.
Wilkes-Barre, PA 18701

Dear Mr. Spohrer:

Enclosed, please find the recorded deed for the sheriff sale that was held in our office on October 8, 1987.

If you have any questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Encl.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

October 29, 1987

UNITED PENN BANK VS. HOWARD & LORRAINE BEACH

No. 37 of 1987 E.D.
No. 414 of 1987 J.D.

Jonathan A. Spohrer
700 United Penn Bank Bldg.
Wilkes-Barre, PA 18701

Dear Mr. Spohrer:

Enclosed is a check in the amount of \$1,198.69. This check represents taxes that were already paid on August 21, 1987 by United Penn Bank. We were made aware of this when we went to pay the delinquent taxes on this property.

Also enclosed is a copy of the letter that we received from the Tax Claim Bureau making us aware of this problem.

If you have any questions, please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan S. Beaver".

Susan S. Beaver
Deputy Sheriff

SSB

Enc. (2)

Lucille B. Whitmire
Kent D. Shelhamer
George H. Gensemer
Commissioners



Harry R. Faux
Chief Clerk
Alvin J. Luschas
Solicitor

Commissioners of Columbia County

Court House, Bloomsburg, Pennsylvania 17815

October 29, 1987

TO: John Adler, Sheriff, Columbia County
FROM: Dennis Long, Director, Tax Claim

The Taxes on Parcel 04.3-4-77 was paid by United Penn Bank on 8/21/87, for delinquent years 1984, 1985, and 1986. Therefore all Tax Liens recorded in the Tax Claim Bureau against this property are paid as of December 31, 1986.

Thank you.

A handwritten signature in cursive script, appearing to read "Dennis Long". The signature is written in dark ink and is located below the "Thank you." text.

LIEN CERTIFICATE

Date August 18, 1987

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1986, in Berwick Borough are as follows:

Owner or Reputed Owner: Beach, Howard & Lorraine

Former Owner: Learn, Robert & Ellen

Parcel No. 04.3-4-77 Deed & Page 300-570

Description 611 Susquehanna Ave.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1984	53.66	77.36	257.87	388.89
1985	0	0	270.56	270.56
1986	58.83	76.73	273.68	409.24
TCB FEE				60.00
				55.00
				15.00
TOTAL				\$1,198.69

The above figures represent the amounts due during the month of October 1987

Requested by: John Adler, Sheriff

Fee ~~0.00~~

\$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long
Director

SBuff sale
10/8/87
10/28/87
12/5/87
8/18/87



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
POST OFFICE BOX 8910
HARRISBURG, PA 17105-8910

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: John R. Adler Telephone Number: _____
Area Code (717) 784-1991
Street Address: P.O. Box 380 City: Bloomsburg State: PA Zip Code: 17815

B TRANSFER DATA

Date of Acceptance of Document: 10/29/87
Grantor(s)/Lessor(s): Howard & Lorraine Beach Grantee(s)/Lessee(s): United Penn Bank
Street Address: UNKNOWN Street Address: 8-18 W. Market St.
City: _____ State: _____ Zip Code: _____ City: Wilkes-Barre State: PA Zip Code: 18711

C PROPERTY LOCATION

Street Address: 611 Susquehanna Avenue City, Township, Borough: Berwick
County: Columbia School District: Berwick Tax Parcel Number: _____

D VALUATION DATA

1. Actual Cash Consideration 2. Other Consideration 3. Total Consideration
+ =
4. County Assessed Value 5. Common Level Ratio Factor 6. Fair Market Value
x =

E EXEMPTION DATA

1a. Amount of Exemption Claimed 1b. Percentage of Interest Conveyed

Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Intestate succession (Name of Decedent: _____ Estate File Number: _____)
☐ Transfer to Industrial Development Agency
☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 188 Page Number 769
☐ Corrective deed (Attach copy of the prior deed).
☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

(SEE REVERSE)

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

October 29, 1987

UNITED PENN BANK VS. HOWARD AND LORRAINE BEACH

No. 37 of 1987 E.D.
No. 414 of 1987 J.D.


Press-Enterprise
P.O. Box 743
Bloomsburg, PA 17815

Dear Sir:

Enclosed is a check in the amount of \$196.40 for the advertisement of the above named sheriff sale that was held in our office October 8, 1987.

If you have any questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

October 29, 1987

UNITED PENN BANK VS. HOWARD AND LORRAINE BEACH

No. 37 of 1987 E.D.
No. 414 of 1987 J.D.

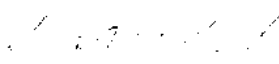
Connie C. Gingher
R. 120 E. 3rd Street
Berwick, PA 18603

Dear Connie,

Enclosed is a check in the amount of \$406.12 for the taxes due on the above named sheriff sale held in our office on October 8, 1987. The new owners are United Penn Bank, 8-18 West Market St., Wilkes-Barre, PA 18711.

If you have any questions, please feel free to contact our office.

Sincerely,


Susan S. Beaver

SSB

Encl.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

October 29, 1987

UNITED PENN BANK VS. HOWARD AND LORRAINE BEACH

No. 37 of 1987 E.D.
No. 414 of 1987 J.D.

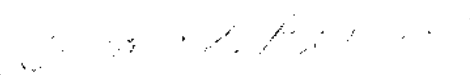
Chris Klinger
Boro of Berwick
344 Market Street
Berwick, PA 18603

Dear Chris:

Enclosed is a check in the amount of \$446.39 for the sewer rental on the above named sheriff sale that was held in our office on October 8, 1987. The new owners are United Penn Bank, 8-18 West Market St., Wilkes-Barre, PA 18711. The deed was filed in the Register and Records office on this date.

If you have any questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Encl.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

October 29, 1987

UNITED PENN BANK VS. HOWARD AND LORRAINE BEACH

No. 37 of 1987 E.D.
No. 414 of 1987 J.D.


Susan James
29 East Main Street
Bloomsburg, PA 17815

Dear Susan:

Enclosed is a check in the amount of \$30.00 for solicitor services for the above named sheriff sale held in our office October 8, 1987.

If you have any questions, please feel free to contact this office.

Sincerely,


Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - NOT A WHITE BACKGROUND

CASHIER'S CHECK

1576468

Asset Control

PURCHASER

DATE

October 8, 1987

60-57
313

PAY TO THE
ORDER OF

Sheriff of Columbia County *****

*****\$ 2,152.77



United Penn Bank

WILKES-BARRE, PA.

[Signature]
AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

U* 1576468 U* 031300575C

100 583 211

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

UNITED PENN BANK

VS

HOWARD & LORRAINE BEACH

NO. 37 of 1987

E.D.

NO. 414 of 1987

J.D.

DATE OF SALE: October 8, 1987

BID PRICE (INCLUDES COSTS)

\$ 2600.75

POUNDAGE 2% BID PRICE

\$ 52.02

TRANSFER TAX 2% BID PRICE

\$ NA

MISC. COSTS

\$ NA

TOTAL NEEDED TO PURCHASE

\$ 2652.77

PURCHASER(S) : United Penn Bank - General Ledger

ADDRESS : P.O. Box 18 West Market St. Wilkes Barre, PA 18711

NAME(S) ON DEED: United Penn Bank

PURCHASER(S) SIGNATURE(S) : Jonathan D. Spokum

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 2652.77

LESS DEPOSIT \$ 500.00

DOWN PAYMENT \$ 2152.77

AMOUNT DUE IN
EIGHT DAYS \$ -0-

SHERIFF'S SALE - COST SHEET

County of Berks vs. Berks

NO. 31 of 1967 ED 417611 SD

DATE OF SALE: Oct 27 1967

SHERIFF'S COST OF SALE:

Docket & Levy	7.00	\$ 7.00
Service	163.00	91.00
Mailing		24.40
Advertising, Sale Bills & Newspapers		1.00
Posting Handbills		14.00
Mileage		
Crying/Adjourn of Sale		7.00
Sheriff's Deed		16.00
Distribution		1.00
Other		

TOTAL \$ 213.40

Press-Enterprise, Inc.	\$ 116.00
Henrie Printing	
Solicitor's Services	

TOTAL \$ 329.40

PROTHONOTARY: Liens List	Fed Tax Lien	\$ 20.00
Deed Notarization	134 of 1967	5.00
Other		

TOTAL \$ 25.00

RECORDER OF DEEDS: Copywork	\$
Deed	
Other	5.00

TOTAL \$ 5.00

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 19 <u>67</u>	\$ 143.40
School Taxes; District <u>SHARPLES</u> , 19 <u>67</u>	5.15
Delinquent Taxes, 19 <u>66</u> , 19 <u>65</u> , 19 <u>64</u> (Total Amts.)	1198.69

TOTAL \$ 1346.24

MUNICIPAL RENTS:

Sewer - Municipality <u>Berks</u> , 19 <u>67</u>	\$ 446.37
Water - Municipality <u>Berks</u> , 19 <u>67</u>	

TOTAL \$ 446.37

SURCHARGE FEE: (State Treasurer)

\$ 21.00

MISCELLANEOUS:

<u>TAB</u>	\$ 5.00
------------	---------

TOTAL \$ 5.00

TOTAL COSTS \$ 2000.75

7. Date of Delivery

AUG 14 1987

DOMESTIC RETURN RECEIPT

5. Signature - Addressee
 X *[Signature]*

6. Signature - Addressee

3. Article Addressed to

Office of F.A.I.R.
 Dept. of Public Welfare
 P.O. Box 8016
 Harrisburg, PA 17105

1. ☒ Show to whom, date and address of delivery.

2. ☐ Restricted Delivery

PS Form 3811, July 1988 447-846

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☒ Show to whom, date and address of delivery.

2. ☐ Restricted Delivery

3. Article Addressed to
 Atty. Jonathan Spohrer
 700 United Bank Bldg.
 Wilkes-Barre, PA 18701

4. Type of Service
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail

Always check receipt for correct date and time.
DATE DELIVERED

5. Signature - Addressee
 X *[Signature]*

6. Signature - Addressee
 X *[Signature]*

7. Date of Delivery

8. Address - Addressee

DOMESTIC RETURN RECEIPT

PS Form 3811, Feb. 1986

7. Date of Delivery

AUG 14 1987

DOMESTIC RETURN RECEIPT

5. Signature - Addressee
 X *[Signature]*

6. Signature - Addressee

3. Article Addressed to

Office of F.A.I.R.
 Dept. of Public Welfare
 P.O. Box 8016
 Harrisburg, PA 17105

1. ☒ Show to whom, date and address of delivery.

2. ☐ Restricted Delivery

PS Form 3811, July 1988 447-846

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☒ Show to whom, date and address of delivery.

2. ☐ Restricted Delivery

3. Article Addressed to
 Atty. Jonathan Spohrer
 700 United Bank Bldg.
 Wilkes-Barre, PA 18701

4. Type of Service
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail

Always check receipt for correct date and time.
DATE DELIVERED

5. Signature - Addressee
 X *[Signature]*

6. Signature - Addressee
 X *[Signature]*

7. Date of Delivery
 AUG 14 1987

8. Address - Addressee

DOMESTIC RETURN RECEIPT

1. Additional fee for additional services are available on optional delivery services. To obtain additional services, check appropriate box(es) for additional services requested.		2. Restricted Delivery. <input checked="" type="checkbox"/>	
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127. Signature Address. <input checked="" type="checkbox"/>		128. Signature Address. <input checked="" type="checkbox"/>	
129. Signature Address. <input checked="" type="checkbox"/>		130. Signature Address. <input checked="" type="checkbox"/>	
131. Signature Address. <input checked="" type="checkbox"/>		132. Signature Address. <input checked="" type="checkbox"/>	
133. Signature Address.			

Please do not include a return address in the space on the back of this card. Failure to do this will prevent this card from being returned to you. To obtain a complete fee schedule, please contact your local branch office. To receive a copy of the form, a request must be prepared to and the date of delivery of a document. The following services are available and must be paid for in advance and check box(es) to service(s) required.

1. ☒ Show to whom, date and address of delivery.

RESTRICTED DELIVERY

3. Article Addressed to

Lorraine Beach
601 Susquehanna Ave.
Baltimore, Pa 18603

4. Type of Service	Article Number
--------------------	----------------

☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee of agent and
DATE DELIVERED

Signature: _____ Addressee: _____

6. Signature Agent

7-Date of Delivery

7833

8 Addressee's Address (ONLY if requested and fee paid)

LIST OF LIENS

VERSUS

Howard & Lorraine Beach, his wife

Court of Common Pleas of Columbia County, Pennsylvania.

Susquehanna Savings & Loan Assoc,
of Wilkes-Barre, n/k/a Atlantic Financial
Federal

versus

Howard & Lorraine Beach

No. 950 of Term, 1986
Real Debt || \$ 26,877.26
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien October 22, 1986
Nature of Lien Default Judgment

U. S. America

versus

Howard & Lorraine Beach

No. 134 of Term, 1987
Real Debt || \$ 2,221.00
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien February 12, 1987
Nature of Lien Federal Tax Lien

United Penn Bank

versus

Howard & Lorraine Beach

No. 414 of Term, 1987
Real Debt || \$ 23,979.41
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien June 30, 1987
Nature of Lien Default Judgment

versus

No. of Term, 19
Real Debt || \$
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien
Nature of Lien

versus

No. of Term, 19
Real Debt || \$
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien
Nature of Lien

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS:

J. Stephen Buckley, General Manager,, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State since the date of its establishment; that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on September 17, September 24, October 1, 19 87 . . exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

J. Stephen Buckley

Sworn and subscribed to before me this *5th* day of *Oct* 19 *87*

Matthew J. Lane
(Notary Public)

My Commission Expires

MATTHEW J. LANE, NOTARY PUBLIC
BLOOMSBURG, COUNTY OF COLUMBIA
MY COMMISSION EXPIRES JULY 5, 1990
Notary, Pennsylvania Association of Notaries

And now, 19, I hereby certify that the advertising and publication charges amounting to \$ for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

State of Pennsylvania
County of Columbia

ss.

I, Beverly J. Michael, Recorder of Deeds, &c. in and for said County, do hereby certify that I have carefully examined the Indices of mortgages on file in this office against

Howard and Lorraine Beach, his wife.

and find as follows:

See Photostatic copy attached.

Fee \$5.00

In testimony whereof I have set my hand and seal
of office this 5th day of October
A.D., 19 87.

Beverly J. Michael RECORDER

1000 1000

(hereinafter, whether one or more, with **their** heirs, executors, administrators,

and assigns, called the Mortgagor), of the one part, and UNITED PENN BANK, with principal office located in the City of Wilkes-Barre, County of Luzerne and State of Pen (hereinafter, with its successors and assigns, called the Mortgagee) of the other part.

WHEREAS, said Mortgagor in and by an Obligation or Writing obligatory, duly executed under the hand and seal of

lawful money as aforesaid, together with interest thereon payable xxxxx:xxxxxxx at the rate of xxxxxx per cent

AND also conditioned for the payment of the premium or premiums that will become due and payable to place and renew insurance on the buildings on the herein-described premises, payable to the Mortgagee, as its interest may appear, against loss by fire or other hazard as may be required by the Mortgagee in amounts and in company or companies satisfactory to said Mortgagee, and, Mortgagor hereby agrees that it shall lodge said policy or policies of insurance with the Mortgagee.

AND also conditioned for the payment of all taxes, assessments, and all other charges and claims superior to the lien hereby created, which are assessed by any lawful authority, such payment to be made by the Mortgagor within six (6) months after such tax, assessment, or other charge shall have become due, and the official receipts therefore shall be promptly produced by the Mortgagor to the Mortgagee. In the event of a default in such payment or payments by the Mortgagor, it is hereby expressly agreed that the Mortgagee may pay the same, and that any sum or sums so paid by the Mortgagee shall be added to the principal debt secured hereby, and shall bear interest at the rate set forth above, per annum from the date of payment.

PROVIDED, HOWEVER, that if default be made at any time in the payment of the principal sum, or in any of the conditions, covenants and agreement herein, the whole principal debt or sum and all interest thereon, as well as an attorney's commission of 10% and costs of suit, together with all such amounts as shall have been advanced by the Mortgagee under the terms hereof shall, at the option of the Mortgagee become due and payable immediately, and the payment of all such sums may be enforced and recovered at once.

AND PROVIDED, further, and it is hereby expressly agreed that in the event of any breach by the Mortgagor of any covenant, condition or agreement of this Mortgage, it shall be lawful for the Mortgagee to enter upon all the land, buildings and premises granted by this Mortgage, and to take possession of same and of the fixtures and equipment therein contained, to have, hold, manage, or lease to any person or persons, to use and operate the same in such parcels and on such terms and for such periods of time as the Mortgagee may deem proper in its sole discretion. The Mortgagor agrees that no lease will be executed or assigned for any part of the within-described premises without the prior written permission of the Mortgagee, and that no portion of this Mortgage will be assumed by any party or the property covered

by this Mortgage in any way encumbered without the prior written permission of the Mortgagee. The taking of possession of the mortgaged premises by the Mortgagee under this provision shall not relieve any default which may have been made by the Mortgagor, or prevent the enforcement of any of the remedies set forth herein by the Mortgagee.

This Mortgage and the accompanying Bond are given as additional or collateral security for the payment of any note or notes, writing or writings, contract or contracts, now or hereafter made, endorsed, assigned, delivered or guaranteed by the Mortgagor herein, and now due or to become due, or for any note or notes, writing or writings, contract or contracts given in exchange, substitution, extension or renewal thereof, and now or hereafter discounted, purchased, accepted, taken or used by the Mortgagee for the Mortgagor herein.

In the event that any installment due hereunder is received by Mortgagee more than fifteen (15) days after the date specified herein, Mortgagor hereby authorizes Mortgagee to assess a late payment charge of two (2%) percent of the overdue installment. Any late payment charge assessed shall be considered as an addition to the principal sum of this Mortgage, and Mortgagee is hereby authorized to apportion any installment payment in such manner as to pay or reduce said late payment charge before application of the installment to principal or interest otherwise due under the terms of this Mortgage.

If any section of this Mortgage is deemed unlawful or unenforceable by reason of existing or future legislation, or judicial interpretation thereof, that section shall be deemed separable and separate from the balance of this obligation and all terms and conditions of this Mortgage shall remain in full force and effect and shall be binding upon the Mortgagors, their executors, administrators, heirs, successors and assigns.

NOW THIS INDENTURE WITNESSETH, That the said Mortgagor, as well for and in consideration of the aforesaid principal sum, and for better securing the payment of the same, with interest, as aforesaid, as well as all other sums recoverable under the terms of this Indenture by the said Mortgagee, as for and in consideration of the further sum of One Dollar unto the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, sold, released and confirmed, and by these presents doth grant, sell, release and confirm unto the said Mortgagee

(Legal Description)

NO. 1:

ALL that certain lot, piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the easterly side of Vine Street, 80 feet south of Eighth Street at the corner of Lot No. 29; thence along said lot in an easterly direction, 160 feet to an alley; thence along said alley in a southerly direction, 40 feet to Lot No. 27; thence along said lot in a westerly direction, 160 feet to Vine Street; thence along said street in a northerly direction 40 feet to the place of beginning.

Same being Lot No. 28 in Jackson and Crispin's Addition to the Borough of Berwick, Penna., and having thereon erected a double three story frame dwelling.

BEING the same premises conveyed to Howard A. Beach and Lorraine L. Beach, his wife, by deed of Frederick F. Holloman, unmarried, dated February 15, 1978, to be recorded herewith.

NO. 2:

ALSO ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the corner of Lot Number Twenty-six (26) on Susquehanna Avenue, formerly called River Street; thence along Susquehanna Avenue, in an easterly direction a distance of fifty-five and seventy-seven hundredths (55.77) feet to corner of Lot Number Twenty-four (24); thence along same, in a northerly direction a distance of One Hundred Fifty-seven (157) feet to line of land now or late of the estate of John I. Jones; thence along same in a westerly direction a distance of Fifty (50) feet to line of Lot Number Twenty-six (26); thence along same in a southerly direction, a distance of One Hundred Eighty-two and Nineteen hundredths (182.19) feet to the place of beginning. This description is intended to cover part of Lot Number Twenty-five as marked on plot of Freas Fowler's Addition.

BEING the same premises conveyed to Robert J. Learn and Ellen M. Learn, his wife, by deed of Robert M. Davis and Geraldine E. Davis, his wife, dated June 9, 1962, recorded in Columbia County in Deed Book 213 at Page 241. Robert J. Learn is now deceased and title vested in his widow, Ellen M. Learn.

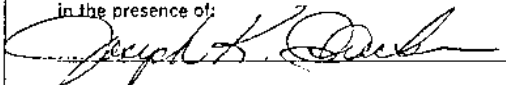
TOGETHER with all and singular the buildings and improvements on said premises, as well as all alterations, additions, or improvements now or hereafter made to said premises, and any and all appliances, machinery, furniture and equipment (whether fixtures or not) of any nature whatsoever now or hereafter installed in or upon said premises, streets, alleys, passages, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever and thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof.

BUT PROVIDED, that if Mortgagor does pay or cause to be paid unto Mortgagee, the aforesaid debt or principal sum secured by this mortgage, on the day and time and in the manner hereinbefore mentioned for payment of the same, together with interest and all sums advanced for payment of any taxes, charges, claims or insurance premiums as aforesaid, without any fraud or further delay, and without any deduction, defalcation, or abatement to be made of anything, for or in respect of any taxes, or charges or claims whatsoever, then and from thenceforth, as well this present Indenture, and the estate hereby granted, as said recited capital Obligation, shall cease, determine and become void, anything hereinbefore contained to the contrary notwithstanding.

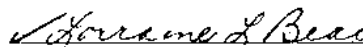
IN WITNESS WHEREOF, the said Mortgagor has signed and sealed these presents the day and year first above written.

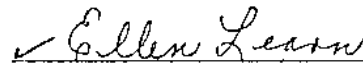
Signed, sealed and delivered

in the presence of:



 (SEAL)

 (SEAL)

 (SEAL)

_____ (SEAL)

STATE OF PENNSYLVANIA

: SS:

COUNTY OF COLUMBIA

On this, the 6th day of March, 1978, before me,
a notary public, the undersigned officer, personally appeared
Howard A. Beach and Lorraine L. Beach, his wife, and Ellen M. Learn, widow,
(or satisfactorily proven) to be the person whose names are subscribed to the within instrument,
and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

May 15, 1980

Charles J. [Signature]
Notary Public
Berwick, Columbia County, PA

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF COLUMBIA 8:40 a.m. ss.

Recorded on this 9th day of March, A. D. 1978,
in the Recorder's Office of the said County in Mortgage Book 188
Page 769.

Given under my hand and seal of the said Office, the
date above written.

Marvin G. Bower

Recorder

I HEREBY CERTIFY that the precise residence of the within
mortgagee is Wilkes-Barre, Pennsylvania.

M. Piazza
Attorney for Mortgagee

RECEIVED BY RECORDER
COLUMBIA CO., PA.
TAX \$5.00 FEE 7.00

MORTGAGE 9 8 40 M 78

HOWARD A. BEACH
LORRAINE L. BEACH, h/w
ELLEN M. LEARN, widow

TO

UNITED PENN BANK

NICHOLAS PIAZZA
ATTY. AT LAW
BERWICK PARK BLDG.
BERWICK, PA.

STATE OF PENNSYLVANIA

: SS:

COUNTY OF

On this, the _____ day of _____, 19____, before me,
the undersigned officer, personally
appeared _____, who acknowledged himself to be
the _____, a corporation,
and that he as such _____, being authorized to do so,
executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself
as _____

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

158 772

Title of Officer

TAX NOTICE BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
R-120 E 3RD ST MIDTOWN PLAZA
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,
TUE, THUR & FRI 9 TO 5
FRI 9 TO 7 DURING DISCOUNT
PHONE 717-752-7442 ONLY

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M
A
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L
T
O
BEACH, LORRAINE L & HOWARD A
614 VINE ST
BERWICK, PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE	BILL NO
COLUMBIA COUNTY	COUNTY R.E. TWP/BORO R.E. LIGHTS	2320	23.00 30.00 5.00	52.29 68.21 11.37	53.36 69.60 11.60	03/01/87	00225
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE		PAY THIS AMOUNT		APR 30 IF PAID ON OR BEFORE	JUN 30 IF PAID ON OR BEFORE	JULY 1 IF PAID AFTER	
PENALTY A PROPERTY DESCRIPTION COUNTY 10% TWP/BORO 5%		16076		131.87	134.56	THIS TAX RETURNED TO COURT HOUSE JANUARY 22, 1988	
ACCT NO. 04.3-4-77 PARCEL 611 SUSQ AVE PT LOT 15 L-50X175 BUILDINGS 2,050		270		2,050	TOTAL 2,320		

FOR	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE	BILL NO
BERWICK AREA SCHOOL DISTRICT	SCHOOL R.E.	2320	113.00	256.92	262.16	07/01/87	00234
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE		PAY THIS AMOUNT		AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	NOV 1 IF PAID AFTER	
PENALTY A PROPERTY DESCRIPTION SCHOOL 5%		16076		256.92	262.16	THIS TAX RETURNED TO COURT HOUSE JANUARY 22, 1988	
ACCT NO. 04.3-4-77 PARCEL 611 SUSQ AVE PT LOT 15 L-50X175 BUILDINGS 2,050		270		2,050	TOTAL 2,320		

TAX NOTICE BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

CONNIE C. GINGHER
R-120 E 3RD ST MIDTOWN PLAZA
BERWICK, PA. 18603

HOURS WED 9:00 TO 12:00 MON,
TUE, THUR & FRI 9 TO 5
FRI 9 TO 7 DURING DISCOUNT
PHONE 717-752-7442 ONLY

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M
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BEACH, LORRAINE L & HOWARD A
614 VINE ST
BERWICK, PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

LIEN CERTIFICATE

Date August 18, 1987

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1986, in Berwick Borough are as follows:

Owner or Reputed Owner: Beach, Howard & Lorraine

Former Owner: Learn, Robert & Ellen

Parcel No. 04-3-4-77 Deed & Page 300-570

Description 611 Susquehanna Ave.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1984	53.66	77.36	257.87	388.89
1985	0	0	270.56	270.56
1986	58.83	76.73	273.68	409.24
TCB FEE				60.00
				55.00
				15.00
TOTAL				\$1,198.69

The above figures represent the amounts due during the month of October 1987

Requested by: John Adler, Sheriff

Fee \$5.00

COLUMBIA COUNTY TAX-CLAIM BUREAU

[Signature]
Director

No. 47 TERM 57
SESS. 1957

BLOOMSBURG, PA., Aug. 21 1927

M Theriff's Office

VS.

To TAMI B. KLINE

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

Test of Beam

Search of Howard & Corrine

2005

Total	\$ 33.00
-------	----------

13e AC 4

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVE AND TIME STAMP WRIT ✓

DOCKET AND INDEX ✓

SET FILE FOLDER UP ✓

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR \$500.00 -- ✓

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES ✓

POST ALL DATES ON CALANDER ✓

* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT ✓

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES *NEW PAPER Sept 17 24 Oct 1*

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE ✓

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS ✓

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) ✓

SERVICE

TYPE CARDS FOR DEFENDANTS ✓

PUT PAPERS TOGETHER FOR DEFENDANTS ✓

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS ✓

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT *8/11/87*

* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO *7/16*

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS

*Sent 8/11/87
Out ~~no~~
Rec'd Yet*

SHERIFF'S SALE OUTLINE CON'TSALE BILLS

SEND DESCRIPTION TO PRINTER _____

** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

*F.R.I.E. Public welfare**Fed 8/11/87**8/11/87*HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET *Sept 4, 1987*SEND RETURN OF POSTING TO ATTY *9/1/87*

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

August 17, 1987

Atty. Jonathan Spohrer
700 United Penn Bank Building
Wilkes-Barre, PA 18701

RE: United Penn Bank vs Howard and Lorraine Beach
No. 37 of 1987 ED 414 of 1987 JD

Dear Mr. Spohrer:

Enclosed are copies of the mailing receipts for the lien holder on
the above sale.

Sincerely,

Louise Frantz
Deputy

cc: file

*Sent to Atty.
8/18/87
cc'd with 1537 & 19731*

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: Aug 11, 1987

To: Internal Revenue Service

P.O. Box 12050

Phila. Penna 19106

Att Special Procedures Function

RE: United Penn Bank vs Beach - Howard & Lorraine

No. 37 of 1987 ED

No. 414 of 1987 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "John R. Adler".
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815 *

PHONE
717-784-1991

Date: Aug 11, 1987

To: Office of F.A.I.R.
Dept. of Public Welfare
P.O. Box 8016
Harrisburg, PA. 17105

RE: United Penn Bank vs Beach Howard & Lorraine

No. 37 of 1987 ED

No. 414 of 1987 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "John R. Adler".
John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 360
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

August 11, 1987

United Penn Bank
8-18 West Market St.
Wilkes-Barre, PA 18701

RE: United Penn Bank vs Howard and Lorraine Beach
No. 37 of 1987 ED 414 of 1987 JD

Dear Sir:

Enclosed is a copy of the Affidavit Pursuant to Rule 3129.

Sale of this property is scheduled for Thursday, October 8, 1987
at 10:00 a.m.

Sincerely,

A handwritten signature in cursive script, appearing to read "Louise Frantz".

Louise Frantz
Deputy

cc: file.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1891

August 11, 1987

Jonathan A. Spohrer, Esq.
700 United Penn Bank Bldg.
Wilkes-Barre, PA 18701

RE: United Penn Bank vs Howard and Lorriane Beach
No. 37 of 1987 ED 414 of 1987 JD

Dear Mr. Spohrer:

Enclosed are copies of the sheriff returns for the Beach foreclosure.
Also enclosed is a copy of the sale bill for the property. Please
note the date and time of sale.

Sincerely,

A handwritten signature in cursive script, reading "Louise Frantz", is written over a horizontal line.

Louise Frantz
Deputy

Enc
CC: file

SHERIFF DEPT.

BLOOMSBURG, PA 17815

STATE OF PENNSYLVANIA

COLUMBIA COUNTY

as:

No. 37 of 1987 ED

Louise Frantz

DEPUTY SHERIFF, for JOHN R. ADLER

SHERIFF of said County, being duly sworn according to law, deposes and says, that on the 6th day of August 19 87 at 10:15 M. he served the within Writ of Execution upon Howard Beach the within named defendant, by handing to him personally, ~~XXXXXX CHIEF OF POLICE XXXXX~~, whose relationship to the defendant is that of self at 125 E. SEcond St., BERwick, PA 18603 in the County of Columbia, State of Pennsylvania, a true and attested copy of the within writ, and making known to him the contents thereof.

Sworn and subscribed before me this

August 10, A.D.19 87 Deputy Sheriff of Columbia County, Penna.

Louise Frantz, Deputy

Rami B. Kline by St.
Prothonotary of Columbia County

Louise Frantz
SHERIFF of Columbia County, Penna

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1, 1988

SHERIFF DEPT.

BLOOMSBURG, PA 17815

STATE OF PENNSYLVANIA

COLUMBIA COUNTY

as:

No. 37 of 1987 ED

Louise Frantz DEPUTY SHERIFF, for JOHN R. ADLER
SHERIFF of said County, being duly sworn according to law, deposes
and says, that _____ on the 23rd day of July
19 87 at 17:10 M. he served the within Mortgage Foreclosure
upon Howard Beach the within named defendant, by
handing to him personally, ~~xxxxxxmemberxxxxhousehold~~,
whose relationship to the defendant is that of self
at Berwick Police Station, Berwick, PA 18603
in the County of Columbia, State of Pennsylvania, a true and attested
copy of the within writ, and making known to him the contents
thereof.

Sworn and subscribed before me this

August 10, A.D. 19 87 Deputy Sheriff of Columbia County, Penna.

Louise Frantz, Deputy

Louise Frantz
SHERIFF of Columbia County, Penna

Rami B. Klineby St.
Prothonotary of Columbia County

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1 1988

SHERIFF DEPT.

BLOOMSBURG, PA 17815

STATE OF PENNSYLVANIA

COLUMBIA COUNTY

as:

No. 37 of 1987 ED

Louise Frantz

DEPUTY SHERIFF, for JOHN R. ADLER

SHERIFF of said County, being duly sworn according to law, deposes

and says, that _____ on the 6th day of August

19 87 at 14:48 M. he served the within Mortgage Foreclosure

upon Lorrain BEach the within named defendant, by

handing to her personally, ~~as a member of the household,~~

whose relationship to the defendant is that of self

at Wise Foods, Rasely St., Berwick, PA 18603

in the County of Columbia, State of Pennsylvania, a true and attested

copy of the within writ, and making known to her the contents

thereof.

Sworn and subscribed before me this

August 10, A.D. 19 87 Deputy Sheriff of Columbia County, Penna.

Louise Frantz, Deputy

Rami B. Hine by St.

Prothonotary of Columbia County

Louise Frantz
SHERIFF of Columbia County, Penna

PROTH. & CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1, 1988

SHERIFF DEPT.

BLOOMSBURG, PA 17815

STATE OF PENNSYLVANIA

COLUMBIA COUNTY

as:

No. 37 of 1987

Louise Frantz DEPUTY SHERIFF, for JOHN R. ADLER
SHERIFF of said County, being duly sworn according to law, deposes
and says, that _____ on the 27th day of July
19 87 at 14:55 M. he served the within Writ of Execution
upon Lorrain Beach the within named defendant, by
handing to her personally, ~~as a member of the household,~~
whose relationship to the defendant is that of self
at Wise Foods, Rasely St., Berwick, PA 18603
in the County of Columbia, State of Pennsylvania, a true and attested
copy of the within writ, and making known to her the contents
thereof.

Sworn and subscribed before me this

August 10, A.D. 19 87 Deputy Sheriff of Columbia County, Penna.

Louise Frantz, Deputy

Louise Frantz

SHERIFF of Columbia County, Penna

Rami B. Kline by
Prothonotary of Columbia County

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1, 1988

Retain this portion for your records.

PLEASE RETURN THIS PORTION
PRIOR TO THE DATE DUE BY CALLING OUR OFFICE AT THE NUMBER
LISTED BELOW

PENNSYLVANIA - AMERICAN
WATER COMPANY
P.O. BOX 313
HILTON PA 17347-0313

Account No. 080-9137-3657-3
City/State/Zip 717-742-7634
Company Phone 717-742-4612
Service

Howard Beach
611 Susquehanna Avenue
Berwick, PA 18603

PAST DUE
\$279.33

Service Address 611 Susquehanna Avenue

NEXT READING DATE

Meter Number	Previous Reading	Present Reading
--------------	------------------	-----------------

PAST DUE WATER CHARGES

\$279.33

Please return this portion with your payment.
Please do not pin, staple, or mutilate.

Howard Beach
611 Susquehanna Avenue

Service Number Date Billed Date Due

PLEASE USE THIS ACCOUNT NUMBER
WHEN MAKING INQUIRIES

080-9137-3657-3
PENNSYLVANIA - AMERICAN
WATER COMPANY
P.O. BOX 371354
PGH. PA. 15250-1354



PAWC

Amount Due
\$279.33

Indicate Amt. Enclosed

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE:
717-784-1991

Jonathan A. Spohrer
700 United Penn Bank Building
Wilkes-Barre, PA 18701

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.

414 of 1987 JD
NO. 37 of 1987 ED

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

September 4, 1987 at 16:21 hrs.

POSTED A COPY OF THE SHERIFF'S

SALE BILL ON THE PROPERTY OF Howard & Lorraine Beach

611 Susquehanna Avenue, Berwick, PA 18603

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF Louise Frantz


SO ANSWERS:


Deputy Sheriff

FOR:


John R. Adler, Sheriff

Sworn and subscribed before me this
8th day of September 1987


Tami B. Kline
Prothonotary
Columbia County, Pennsylvania
PROTH. & CLERK OF SEV. COURTS
MY COMM. EX. 1st. MON. JAN. 1, 1988

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380,
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

Date: Sept 1, 1987

To: S. B. A.

20 N. Penna Ave

Room 2327

W. Kes - BANG, PA. 1701

RE: United Penn Bank vs Howard & Lorraine Beach

No. 37 of 1987 ED

No. 414 of 1987 JD

Dear Sir:..

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "John R. Adler".
John R. Adler
Sheriff

Handwritten notes:
1/1/87
C. R. [unclear]
[unclear] 10/1

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380,
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

Date: August 27, 1987

To: Internal Revenue Service
District Director
Chief, Special Procedures Section
Philadelphia, Pa 19255

RE: United Penn Bank vs Howard and Lorraine Beach
No. 37 of 1987 ED No. 414 of 1987 JD

Dear Sir:-

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "John R. Adler".
John R. Adler
Sheriff

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
JOSEPH A. QUINN, JR.
ARTHUR L. PICCONE
JOSEPH P. MELLODY, JR.
CONRAD A. FALVELLO
NEIL L. CONWAY
RICHARD S. BISHOP
RONALD V. SANTORA
THOMAS B. HELBIG
JOHN D. NARDONE
JONATHAN A. SPOHRER
SUSAN E. CUTRIGHT
WALTER T. GRABOWSKI
DIANE K. KATLIC

GEORGE A. SPOHRER
RICHARD M. GOLDBERG
ANTHONY C. FALVELLO
WILLIAM F. ANZALONE
DAVID W. SABA
JOSEPH A. LACH
WILLIAM W. WARREN, JR.
JORDAN H. PECILE
BRIAN C. CORCORAN
EUGENE D. SPERAZZA
TERRENCE J. HERRON
MARK P. MCNEALIS
RICHARD K. HODGES

LAW OFFICES

SUITE SEVEN HUNDRED
UNITED PENN BANK BUILDING
WILKES-BARRE, PENNA. 18701

(717) 825-9401

TELECOPIER (717) 829-3460

(717) 826-2710

August 26, 1987

RETIRED
ANDREW HOURIGAN, JR.

OF COUNSEL
MORRIS B. GELB

FALVELLO LAW OFFICE BUILDING
CONYNGHAM-DRUMS ROAD

BOX A 103

R.D.1. SUGARLOAF, PA 18249

(717) 788-4191

600 PENN SECURITY BANK BUILDING
SCRANTON, PA 18503

(717) 346-8414

Sheriff's Office
Columbia County Courthouse
P. O. Box 380
Bloomsburg, Pa. 17815

Re: United Penn Bank vs. Howard and Lorraine Beach
No. 414 of 1987, J.D.; No. 37 of 1987 E.D.

Dear Sir/Madam:

I enclose an Amended Affidavit Pursuant to Rule 3129 relative to the above-captioned matter.

Please time stamp the extra copy and return to me in the enclosed envelope for your convenience.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.


Jonathan A. Spohrer

JAS/po
Enclosures

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: JONATHAN A. SPOHRER, ESQ. ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

UNITED PENN BANK BUILDING

WILKES-BARRE, PENNA. 18701

(717) 825-9401

UNITED PENN BANK,

Plaintiff

vs.

HOWARD BEACH and

LORRAINE BEACH, his wife,

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 414 of 1987

AMENDED AFFIDAVIT PURSUANT TO RULE 3129

UNITED PENN BANK, Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located in the Borough of Berwick, as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Howard Beach
125 East Second Street
Berwick, Pa. 18603

Lorraine Beach
611 Susquehanna Avenue
Berwick, Pa. 18603

2. Name and address of Defendants in the judgment.

Howard Beach
125 East Second Street
Berwick, Pa. 18603

Lorraine Beach
611 Susquehanna Avenue
Berwick, Pa. 18603

3. Name and address of every judgment creditor whose judgment is
a record lien on the real property to be sold:

United Penn Bank
8-18 West Market Street
Wilkes-Barre, Pa. 18701
Judgment No. 414 of 1987

4. Name and address of the last recorded holder of every mortgage
of record:

United Penn Bank
8-18 West Market Street
Wilkes-Barre, Pa. 18701
Amount: \$28,000.00
Dated: March 6, 1978
Recorded: March 9, 1978
Mortgage Book Volume 188, Page 769

5. Name and address of every other person who has any record
interest in or record lien on the property and whose interest may be affected
by the sale.

Internal Revenue Service
District Director
Chief, Special Procedures Section
Philadelphia, Pa. 19255
Amount: \$2,221.00
Dated: February 12, 1987
No.: 134 of 1987

6. Name and address of every other person of whom the Plaintiff
has knowledge who has any interest in the property which may be affected
by the sale.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C. S. §4904 relating to unsworn falsification to authorities.

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.
Attorneys for Plaintiff

Dated: 8/20/17

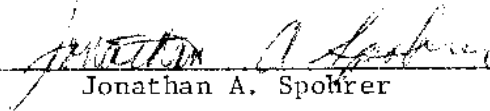
By: 
Jonathan A. Spohrer

EXHIBIT "A"

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot Number Twenty-Six(26) on Susquehanna Avenue, formerly called River Street; thence along Susquehanna Avenue, in an easterly direction a distance of fifty-five and seventy-seven hundredths (55.77) feet to corner of Lot Number Twenty-Four (24); thence along same, in a northerly direction a distance of One Hundred Fifty-Seven (157) feet to line of land now or late of the Estate of John I. Jones; thence along same in a westerly direction a distance of Fifty (50) feet to line of Lot Number Twenty-Six (26); thence along same in a southerly direction, a distance of One Hundred Eighty-Two and Nineteen Hundredths (182.19) feet to the place of beginning. This description is intended to cover part of Lot Number Twenty-Five as marked on plot of Freas Fowler's Addition.

BEING the same premises conveyed to Howard and Lorraine Beach by Deed of Ellen M. Learn, dated October 9, 1980, and recorded in Columbia County in Deed Book 300, at page 570.

Improved: 2 story single family frame.
Known As: 611 Susquehanna Avenue
Parcel No: 04.3-4-77

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17815

PHONE
717-784-1991

July 17, 1987

Press-Enterprise
P.O. Box 745
Bloomsburg, PA 17815

Dear Sir:

Enclosed is a notice of a Sheriff's Sale to be held in our office on October 8, 1987 at 10:00 A.M. Please advertise this in the paper on the following dates: September 17, 24 and October 1, 1987.

If you have any questions, please feel free to contact this office.

Sincerely,

Susan S. Beaver

Susan S. Beaver
Deputy Sheriff

SSB

Enclosure

This notice is to be placed in the paper for the Sheriff's Sale



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL

(717) 787-3646

LeRoy S. Zimmerman
ATTORNEY GENERAL

July 21, 1987

Reply To:
15th Floor
Strawberry Square
4th & Walnut Streets
Harrisburg, PA 17120

John R. Adler
Sheriff of Columbia County
Courthouse - P.O. Box 380
Bloomsburg, PA 17815

ATTENTION: Susan S. Beaver
Deputy Sheriff

Dear Deputy Beaver:

The records of this office indicate that we are handling no claims against Howard or Lorraine Beach. This does not eliminate the possibility that some other department or instrumentality of the Commonwealth may have a claim.

Very truly yours,

A handwritten signature in dark ink, appearing to read "T. C. Zerbe, Jr.", written over a horizontal line.

Thomas C. Zerbe, Jr.
Deputy Attorney General
Collections Unit

TCZ/kf

HOURIGAN, KLUGER, SPOHRER & QUINN
A PROFESSIONAL CORPORATION

By: JONATHAN A. SPOHRER, ESQUIRE ATTORNEY FOR Plaintiff
Identification No. 43894

LAW OFFICES
SUITE SEVEN HUNDRED
UNITED PENN BANK BUILDING
WILKES-BARRE, PENNA. 18701
(717) 825-9401

UNITED PENN BANK,

Plaintiff

vs.

HOWARD BEACH and
LORRAINE BEACH,

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW
IN MORTGAGE FORECLOSURE

NO. 37 of 1987 ED
NO. 414 of 1987 JD

WRIT OF EXECUTION
NOTICE

— This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE TO GO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.

410 Bicentennial Building		21 North Church Street
15 Public Square		Hazleton, Pa. 18201
Wilkes-Barre, Pa. 18710	or	Phone: (717) 455-9511
Phone: (717) 825-8567		

PENNSYLVANIA LAWYER REFERRAL SERVICE

Post Office Box 1086
100 South Street
Harrisburg, Pa. 17108
(Penna. Residents Phone:
1-800-692-7375);
Out of State Residents Phone:
1-717-238-6715).

HOURIGAN, KLUGER, SPOHRER & QUINN
A PROFESSIONAL CORPORATION

By: JONATHAN A. SPOHRER, ESQUIRE ATTORNEY FOR Plaintiff

Identification No. 43894

LAW OFFICES
SUITE SEVEN HUNDRED
UNITED PENN BANK BUILDING
WILKES-BARRE, PENNA. 18701
(717) 825-9401

UNITED PENN BANK,

Plaintiff

vs.

HOWARD BEACH and
LORRAINE BEACH, His Wife,

Defendants

IN THE COURT OF COMMON PLEAS
OF Columbia County

CIVIL ACTION -- LAW

IN MORTGAGE FORECLOSURE

: NO. 414 of 1987

NOTICE OF
SHERIFF'S SALE OF REAL ESTATE

TO: Howard Beach
125 East Second Street
Berwick, PA 18603

Lorraine Beach
611 Susquehanna Avenue
Berwick, PA 18603

Defendant herein and owner of the Real Estate hereinafter described.

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned judgment, directed to the Sheriff of Luzerne County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash (subject to the payment of unpaid taxes

for the current year) at the courthouse in the City of Bloomsburg
County of Columbia and State of Pennsylvania, on _____
_____ at 9:30 o'clock a.m., in the forenoon of the said day, all your
right, title and interest in and to all that certain piece, parcel or tract of
land situate in the Borough of Berwick, County of Columbia
and State of Pennsylvania, the same more particularly described in Exhibit "A"
attached hereto and incorporated herein.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to United Penn Bank (the
amount of the judgment plus costs) (the back payments, late charges, costs and
reasonable attorneys' fees due). To find out how much you must pay, you may
call: 826-2609

2. You may be able to stop the sale by filing a petition asking the
Court to strike or open the judgment, if the judgment was improperly entered.
You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact
one, the more chance you will have of stopping the sale.

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold
to the highest bidder. You may find out the price bid by calling 826-2609

2. You may be able to petition the Court to set aside the sale if
the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 784-1991.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty (30) days after the sale, in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days thereafter.

HOURIGAN, KLUGER, SPOHRER, QUINN & MYERS, P.C.
700 United Penn Bank Building
Wilkes-Barre, Pennsylvania 18701

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 37 OF 1987, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COURTHOUSE IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON

Thursday, October 8, 1987

AT 10:00 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot Number Twenty-Six (26) on Susquehanna Avenue, formerly called River Street; thence along Susquehanna Avenue, in an easterly direction a distance of fifty-five and seventy-seven hundredths (55.77) feet to corner of Lot Number Twenty-Four (24); thence along same, in a northerly direction a distance of One Hundred Fifty-Seven (157) feet to line of land now or late of the Estate of John I. Jones; thence along same in a westerly direction a distance of Fifty (50) feet to line of Lot Number Twenty-Six (26); thence along same in a southerly direction, a distance of One Hundred Eighty-Two and Nineteen Hundredths (182.19) feet to the place of beginning. This description is intended to cover part of Lot Number Twenty-Five as marked on plot of Freas Fowler's Addition.

BEING THE SAME premises conveyed to Howard and Lorraine Beach by Deed of Ellen M. Learn, dated October 9, 1980, and recorded in Columbia County in Deed Book 300, at page 570.

Improved with a 2 story single family frame dwelling. Known as 611 Susquehanna Avenue, Berwick, Penna. Columbia County.

NOTICE IS HEREBY GIVEN TO ALL CLAIMANTS and parties in interest that the Sheriff will, for all sales where the filing of a Schedule of Distribution is required, file the said Schedule of Distribution no later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of United Penn Bank against Howard Beach and Lorraine Beach, His Wife. Judgment filed to No. 414 of 1987. Writ issued June 30, 1987.

TERMS OF SALE: Ten (10%) percent Cash or Certified Check Time of Sale. Balance Cash or Certified Check within (8) eight days after Sale.

TO BE SOLD BY:

JOHN R. ADLER, Sheriff

Jonathan A. Spohrer, Esq.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 37 of 1987, issued out of the Court of Common Pleas of Columbia County, to me directed I will expose at public sale, by vendue or outcry, to the best and highest bidder for cash (subject to payment of unpaid taxes for the current year) at the Courthouse in Bloomsburg, County of Columbia and Commonwealth of Pennsylvania on at ~~9:30~~ ^{Oct 8, 1987 10:00} o'clock a.m. in the forenoon of the said day, all the right, title and interest of the described lot, piece or parcel of land:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot Number Twenty-Six(26) on Susquehanna Avenue, formerly called River Street; thence along Susquehanna Avenue, in an easterly direction a distance of fifty-five and seventy-seven hundredths (55.77) feet to corner of Lot Number Twenty-Four (24); thence along same, in a northerly direction a distance of One Hundred Fifty-Seven (157) feet to line of land now or late of the Estate of John I. Jones; thence along same in a westerly direction a distance of Fifty (50) feet to line of Lot Number Twenty-Six (26); thence along same in a southerly direction, a distance of One Hundred Eighty-Two and Nineteen Hundredths (182.19) feet to the place of beginning. This description is intended to cover part of Lot Number Twenty-Five as marked on plot of Freas Fowler's Addition.

BEING the same premises conveyed to Howard and Lorraine Beach by Deed of Ellen M. Learn, dated October 9, 1980, and recorded in Columbia County in Deed Book 300, at page 570.

Improved: 2 story single family frame.
Known As: 611 Susquehanna Avenue
Parcel No: 04.3-4-77

NOTICE IS HEREBY GIVEN TO ALL CLAIMANTS and parties in interest that the Sheriff will, for all sales where the filing of a Schedule of Distribution is required, file the said Schedule of Distribution no later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of United Penn Bank against
Howard Beach and Lorraine Beach, His Wife. Judgment filed to No. 414 of 1987.
Writ issued 1987.

Said premises to be sold by the Sheriff of Columbia County.

HOURIGAN, KLUGER, SPOHRER AND QUINN, P.C.
700 United Penn Bank Building
Wilkes-Barre, PA 18701

HOURIGAN, KLUGER, SPOHRER, QUINN & MYERS

A PROFESSIONAL CORPORATION

BY: JONATHAN A. SPOHRER, ESQ. ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

UNITED PENN BANK BUILDING

WILKES-BARRE, PENNA. 18701

(717) 825-9401

UNITED PENN BANK,

Plaintiff

vs.

HOWARD BEACH and
LORRAINE BEACH, His Wife

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION -- LAW

IN MORTGAGE FORECLOSURE

NO. 414 of 1987

AFFIDAVIT OF
LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF LUZERNE :

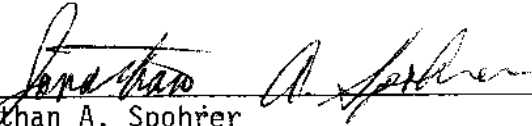
Jonathan A. Spohrer, being duly

sworn according to law, deposes and states that to the best of his knowledge,
information and belief, the last known address of the above-captioned Defendant(s)
is as follows:

LORRAINE L. BEACH
611 Susquehanna Avenue
Berwick, PA 18603

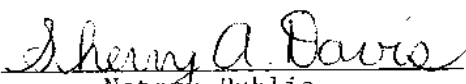
HOWARD A. BEACH
125 East Second Street
Berwick, PA 18603

If the Defendant(s) cannot be found at the above address, then
Plaintiff believes and therefore avers that the Defendant(s) are either
deceased or their whereabouts are unknown.



Jonathan A. Spohrer
Attorney for Plaintiff

Sworn to and subscribed
before me this 26th day
of June 1987.



Notary Public
NOTARY PUBLIC
Wilkes-Barre, Luzerne County, Pa.
My Commission Expires November 13, 1989

AFFIDAVIT OF
NON-MILITARY SERVICE OF DEFENDANT

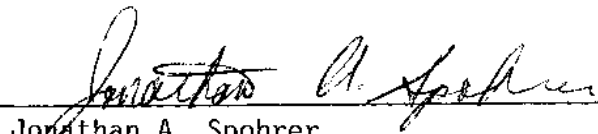
COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF COLUMBIA :

Jonathan A. Spohrer, being


duly sworn according to law, does depose and say that he did, upon request of UNITED PENN BANK investigate the status of Howard Beach and Lorraine Beach, with regards to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally; and your affiant avers that Howard Beach and Lorraine Beach ~~XX~~/are not now, nor ~~XXX~~/were ~~XX~~/they, within a period of three (3) montsh last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.


Jonathan A. Spohrer
Attorney for Plaintiff

Sworn to and subscribed

before me this 26th day

of June 1987.


Notary Public
NOTARY PUBLIC
Wilkes-Barre Luzerne County, Pa.
My Commission Expires November 13, 1989

UNITED PENN BANK

PLAINTIFF

No. 414 Term 19.87

V.S.

HOWARD BEACH and

LORRAINE BEACH, His Wife

DEFENDANTS

JOHN R. ADLER

To: Sheriff

Seize, levy, advertise and sell all the personal property of the defendant on the premises located at

Seize, levy, advertise and sell all right, title and interest of the defendant in the following vehicle:

Make

Model

Motor Number

Serial Number

License Number

which vehicle may be located at

You are hereby released from all responsibility in not placing watchman or insurance on personal property levied on by virtue of this writ. Plaintiff guarantees towing and storage charges.

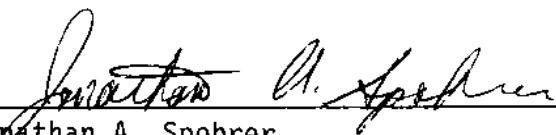
Jonathan A. Spohrer

Attorney for Plaintiff

AFFIDAVIT OF
NON-MILITARY SERVICE OF DEFENDANT


COMMONWEALTH OF PENNSYLVANIA :
SS.
COUNTY OF COLUMBIA :

Jonathan A. Spohrer, being
duly sworn according to law, does depose and say that he did, upon request
of UNITED PENN BANK investigate the status of Howard Beach and Lorraine Beach,
with regards to the Soldiers' and Sailors' Civil Relief Act of 1940; and that
he made such investigation personally; and your affiant avers that Howard Beach
and Lorraine Beach ~~XX~~/are not now, nor ~~XXX~~/were
~~XX~~/they, within a period of three (3) montsh last, in the military or naval
service of the United States within the purview of the aforesaid Soldiers'
and Sailors' Relief Act of 1940.



Jonathan A. Spohrer
Attorney for Plaintiff

Sworn to and subscribed
before me this 26th day
of June 1987.



Notary Public
NOTARY PUBLIC
Wilkes-Barre, Luzerne County, Pa.
My Commission Expires November 13, 1989

HOURIGAN, KLUGER, SPOHRER, QUINN & MYERS

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esquire ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

UNITED PENN BANK BUILDING

WILKES-BARRE, PENNA. 18701

(717) 825-9401

UNITED PENN BANK,	:	IN THE COURT OF COMMON PLEAS
		OF COLUMBIA COUNTY
Plaintiff	:	
vs.	:	CIVIL ACTION - LAW
HOWARD BEACH and	:	IN MORTGAGE FORECLOSURE
LORRAINE BEACH, His Wife	:	
Defendants	:	NO. 414 of 1987

AFFIDAVIT PURSUANT TO RULE 3129

UNITED PENN BANK, Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located in the City of as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Howard Beach
125 East Second Street
Berwick, PA 18603

Lorraine Beach
611 Susquehanna Avenue
Berwick, PA 18603

2. Name and address of Defendants in the judgment.

Howard Beach	Lorraine Beach
125 East Second Street	611 Susquehanna Avenue
Berwick, PA 18603	Berwick, PA 18603

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

United Penn Bank
8-18 West Market Street
Wilkes-Barre, Pa. 18701
Judgment No. 414 of 1987

4. Name and address of the last recorded holder of every mortgage of record:

United Penn Bank
8-18 West Market Street
Wilkes-Barre, PA 18701

Amount: \$28,000.00
Dated: March 6, 1978
Recorded: March 9, 1978

5. Name and address of every other person who has any record

interest in or record lien on the property and whose interest may be affected by the sale.

6. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C. S. §4904 relating to unsworn falsification to authorities.

HOURIGAN, KLUGER, SPOHRER, QUINN & MYERS, P.C.
Attorneys for Plaintiff

Dated: _____

6/26/87

By: _____

Jonathan A. Spohrer
Jonathan A. Spohrer

EXHIBIT "A"

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot Number Twenty-Six(26) on Susquehanna Avenue, formerly called River Street; thence along Susquehanna Avenue, in an easterly direction a distance of fifty-five and seventy-seven hundredths (55.77) feet to corner of Lot Number Twenty-Four (24); thence along same, in a northerly direction a distance of One Hundred Fifty-Seven (157) feet to line of land now or late of the Estate of John I. Jones; thence along same in a westerly direction a distance of Fifty (50) feet to line of Lot Number Twenty-Six (26); thence along same in a southerly direction, a distance of One Hundred Eighty-Two and Nineteen Hundredths (182.19) feet to the place of beginning. This description is intended to cover part of Lot Number Twenty-Five as marked on plot of Freas Fowler's Addition.

BEING the same premises conveyed to Howard and Lorraine Beach by Deed of Ellen M. Learn, dated October 9, 1980, and recorded in Columbia County in Deed Book 300, at page 570.

Improved: 2 story single family frame.
Known As: 611 Susquehanna Avenue
Parcel No: 04.3-4-77

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - NOT A WHITE BACKGROUND

CASHIER'S CHECK

1565963

Howard Beach

PURCHASER

DATE June 29, 1987

60-57
313

PAY TO THE ORDER OF Sheriff's Office of Columbia County**

\$ 500.00***

UNITED PENN BANK — 500 dollars 00 cts



United Penn Bank

WILKES-BARRE, PA.

Immanuel J. Zober
AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈ 1565963⑈ ⑆ 031300575⑆ 100 583 2⑈

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

UNITED PENN BANK

vs.

HOWARD BEACH and

LORRAINE BEACH, His Wife

IN THE COURT OF COMMON PLEAS OF
LUZERNE COUNTY, PENNSYLVANIA

No. 414 Term 1987 J.D.

No. 37 Term 1987 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Luzerne

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

SEE EXHIBIT "A"

Amount Due

\$ 14,687.64

Interest ~~from~~ to 6/4/87
Attorney's Fees

\$ 7,111.82

2,179.95

TOTAL

\$ 23,979.41 Plus costs

as endorsed.

Dated June 30 1987

(SEAL)

Prothonotary, Court of Common Pleas of
~~LUZERNE~~ County, Pennsylvania
Columbia

By: Helen K. Lerner

Deputy

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